

# FOR LEASE

RETAIL AND RESTAURANT SPACES  
@ PENCIL FACTORY



**ALCOVE**  
COMMERCIAL REAL ESTATE

LAURA KING

(404) 409-7364

[laura@alcovecommercial.com](mailto:laura@alcovecommercial.com)

**PENCIL  
FACTORY**  
FLATS + SHOPS

349 Decatur Street SE | Atlanta, GA | 30312



**Pencil Factory Flats & Shops** is ideally situated at the crossroads of Grant Park, Old Fourth Ward, and Downtown Atlanta—directly across from the MLK MARTA Station. This highly walkable, transit-connected location is undergoing a dynamic transformation, fueled by a surge in residential growth and exciting new developments.

Just around the corner, the renowned Neighborhood Ballet is opening its brand-new 10,000 SF headquarters, adding cultural energy and daily foot traffic to the area. With thousands of new residents moving into the surrounding neighborhoods and a rising demand for authentic local experiences, Pencil Factory is perfectly positioned to capture a fresh wave of customers and community engagement. The property features 180 residential units above a highly visible and accessible mix of retail and restaurants, including local favorites like the award-winning Breakfast at Barney's and the Village Theatre.

## SUITE C - 2ND GENERATION RESTAURANT

3,000 SF corner unit @ entrance

Includes all FF&E

[CLICK FOR VIDEO WALK THROUGH](#)

## SUITE D/E-2ND GENERATION RESTAURANT

3,700 SF corner unit @ entrance

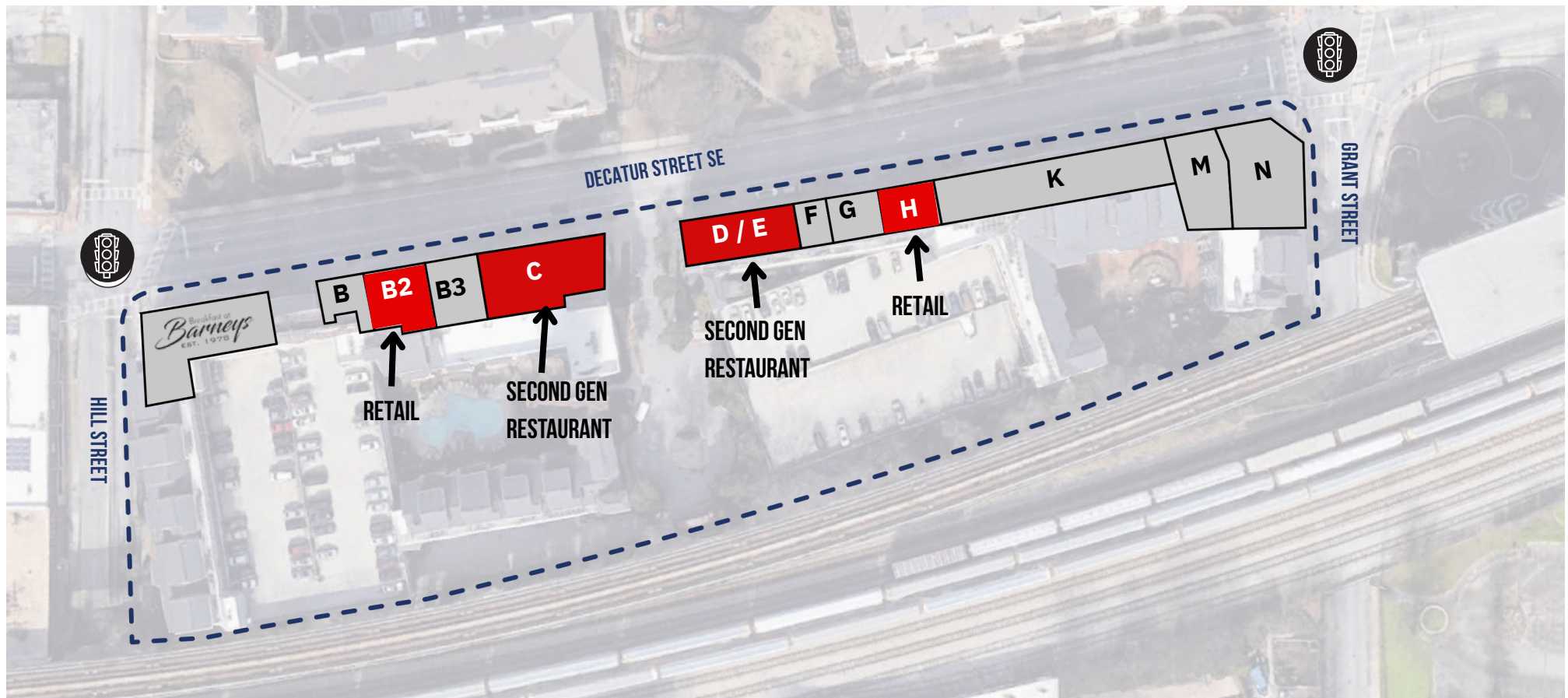
Includes all FF&E

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## SUITE B3 - FULLY BUILT RETAIL

2,733 SF w/great visibility





### WEST SIDE SHOPS

Suite A	Breakfast @ Barneys	4,625 SF
Suite B	Barber Logic	840 SF
Suite B2	<b>RETAIL AVAILABLE (fully built)</b>	1,300 SF
Suite B3	Nails, too!	2,433 SF
Suite C	<b>2ND GEN RESTAURANT AVAILABLE</b>	3,000 SF

### EAST SIDE SHOPS

Suite D/E	<b>SECOND GEN RESTAURANT AVAILABLE</b>	3,700 SF
Suite F	BUW Factory Store	727 SF
Suite G	Ken Bailey Hair Studio	1,900 SF
Suite H	<b>RETAIL AVAILABLE (fully built)</b>	2,433 SF
Suite K	Limelight Theater	5,197 SF
Suite M	Turningpoint Cancer Rehab	1,150 SF
Suite N	Intown Market, LLC	3,706 SF